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**Land Use Services**

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## MEMORANDUM

**Date:** May 28, 2015  
**To:** Portland Design Commission  
**From:** Staci Monroe, City Planner  
503-823-0624, staci.monroe@portlandoregon.gov  
**Re:** June 4, 2015 Design Commission Agenda Item  
LU 15-116838 DZM, Modera Belmont

Please find attached *revised* plans for the Modera Belmont, a full-block mixed-use development proposed in the Central Eastside sub district of the Central City. At the first hearing on May 7, 2015, where Staff was not recommending approval, the Design Commission identified concerns related to the building's composition and materials, courtyard and ground level (summarized in attached email dated 5/11/15). In response to the Commission's comments, the applicant has revised the proposal as follows:

### Ground Level:

- Live-work units at ground floor replaced with commercial space.
- Additional entries & demising walls added to commercial spaces to support smaller tenants.
- Canopies added above all individual entries.

### Courtyard:

- Width of private (eastern) portion increased by 3'-0".
- Removed some landscaping & re-arranged stormwater planter at west end.
- Changed weathering steel planters to clear coated steel.
- Added canopy at eastern end near entry.

### Facade:

- Added 5'-0" deep balconies within "carve out" areas.
- Changed metal panel around garage and courtyard entry and west-facing facades to brick.
- Added brick sills to storefronts.
- Simplified window openings & mullion pattern.
- Extended "carve out" on 7<sup>th</sup> down to bike entry to break down mass of the block.
- Changed white metal panel from gloss to matte finish.

While these changes improve the quality of ground level, courtyard and façade, Staff feels that additional attention is needed in the following areas:

### **Courtyard & Ground Level** – (see plan sheets C16, C24, C34 & C35)

- Courtyard could benefit from additional width allowing for more usable space, a more gracious entry and more light down to the residential units at the lower level.
- In addition to more width, the transition space from the sidewalk to the private portion of the courtyard could be further improved by converting the residential unit on ground level that fronts 6<sup>th</sup> and the courtyard to commercial or residential amenity space (also improve the 6<sup>th</sup> street edge condition) and looking at ways to activate or enhance the garage wall with louvers on the north side.

### **Composition, Compatibility and Materials** - (see plan sheets C29-33, C41, C45 & C40)

- With the reduction of metal panel and addition of brick sills, the building identifies even more strongly as a brick building. As such, the typical qualities of a brick building, such as deeper punched openings (4-1/2" to metal panel & window sash proposed and

does not appear adequate), and brick to wrap returns at “carve outs” and storefront bays are needed.

- The building would benefit from more balconies and further simplification of the window, metal panel and louver composition.
- Metal panel at the trash and service area should be a sturdy gauge (or steel plate) and the overhead and exit door as aluminum with translucent glass would better complement the composition of the storefront bays.

The project has been evaluated against the applicable approval criteria of the Central City Fundamental Design guidelines and the Central Eastside Design Guidelines.

A revised Staff Report and Recommendation has been prepared and attached that does not recommend approval. Please note the revised findings in boxed areas. Please contact me at 503.823.0624 with any questions or concerns.

Attachments:                      Revised Drawings dated 6/4/15  
    Summary of May 6<sup>th</sup> Hearing, Staff email dated 5/11/15  
    Staff Report and Recommendation dated 5/28/15